



**RUSTIC HILLS IMPROVEMENT ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MINUTES  
NOV 9TH, 2023  
ENVOY CHURCH  
2025 N MURRAY BLVD.,  
COLORADO SPRINGS. CO**

ELECTED BOARD MEMBERS IN ATTENDANCE

Ray Hoff	Doug Eberhart
Tamie Farris	Tom Nepl
David Pechacek	Juan Rodriguez

OTHERS IN ATTENDANCE

Tom Hartig	
Rebekah Lawson	
Karen Rupprecht	

Called to order at 7:05pm

Adjourned at 8:25pm

AGENDA ITEMS

- I Approval of Minutes - No changes or additions were made to the minute of October 12<sup>th</sup>, 2023. A motion to approve was made by Dave Pechacek and seconded by Juan Rodriguez and passed unanimously.
- II Treasurers Report - Treasures Doug Eberhart gave the report. (**See addendum #1**). The Annual picnic gift cards for Tom and Marion Hartig, Tony James and the Captain D's raffle gift cards were not included on the report.
- III Committee Reports:
  - 1 **Architectural and Covenants:** The Report was given by Veronica Eberhart, committee chair. She researched the city code in detail. The city code is lengthily, ambiguous, and vague. The codes online on the city website are outdated so that we have problems when we report violations. An HOA can have covenants that are more restrictive, but the city will not enforce the measures. Filing a complaint will bring action, but often exceptions are made by the city and there are no standards or rules for this procedure.
    - The city can issue variances and does so often. Example: City code states that an outbuilding cannot be larger than the primary residence but does not clarify if this means the square footage of the footprint of the home or the total square footage of the home.

- Commercial vehicles over 10,000lbs and employees coming to residential property are against city code but is vague. RHA has properties where this is happening, and we can file a complaint and allow the city to investigate but may not be able to cite code.
  - The city has no codes for RV and horse trailers.
  - Veronica is researching the city code that give the meaning of Junk.
  - The RHIA Covenants committee is attempting to hammer out guidelines for the number of outbuildings on a property but cannot come to a consensus. Veronica suggested that a vote be taken on issues to resolve the conflict and move on.
- 2 **Trash Coalition (RHTC)** – The report was given by Tom Hartig. There will be a 4% increase in 2024 per our contract. After considering the comparisons on trash company competitors, a motion was made by Tom Hartig to continue with Waste Connections as the RHTC provider. The motion was seconded by Juan Rodriguez and passed unanimously. (see **Addendum # 2** ) It was brought up that dumpsters should be kept on the residents property where feasible.
- 3 **Roads Committee** – Juan Rodriguez, committee chair. Paving on Payton Circle is completed, and mail will be delivered to resident’s homes starting November 13th. The ditches on Payton Cir will be completed after the paving. The contractor will be working intermittently around weather conditions during the winter on Half Moon, Rocking R, upper Broken Circle, Lazy R and Bent Bar. Phase I will be reconed by the roads committee and recommendations will be made in writing to the city. All neighbors cooperated with the request to go through Juan Rodriguez for problems and complaints for the contractor. Juan will discuss the following items with Tyra Sandy the city construction manager:
- a. Speed bumps
  - b. Dividing lines on the hills
- 4 **Hospitality Committee**- Bev Smith was not able to attend but sent a written report. We will be holding a Thanksgiving Food and Coat Drive for Holy Cross Lutheran Church on Nov 18th. The drop off point will be at Bev Smith’s home at 5118 Brady Rd. (see **Addendum # 3**)
- IV **Other Items** Our Halloween Hayride was a success. The drop off point was at the Farris home at 2002 Broken Cir Rd, where cookies and hot coco was served.
- V A motion to adjourn was made by Juan Rodrigues and seconded by Tom Neppi and passed unanimously.